

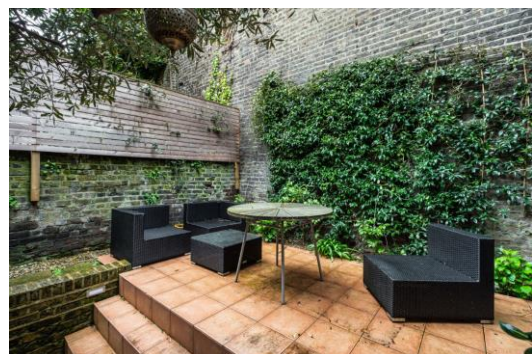
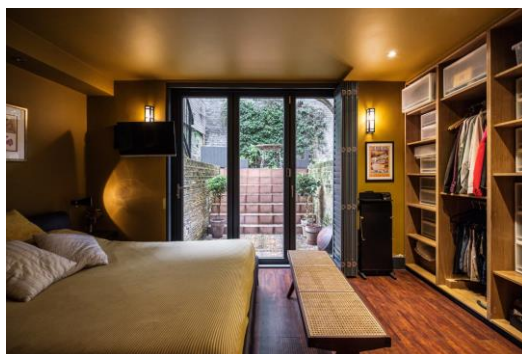
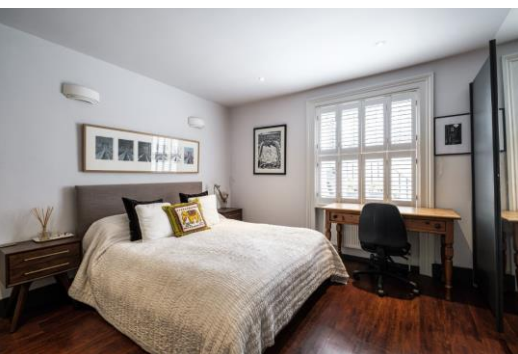


Offord Road

Barnsbury, N1

Offers in excess of £1,350,000

An impressive design led maisonette with accommodation rarely arranged over three levels and retaining beautiful period details, benefitting from a private entrance, a roof terrace and sole use of the rear garden, set in the heart of Barnsbury.



Offord Road

Barnsbury, N1

- Maisonette
- Beautifully presented
- Two bedrooms
- Two bathrooms
- Two reception rooms
- Terrace
- Private garden
- Ideally located in Barnsbury, well placed for access to Angel & Kings Cross



Accommodation is light filled comprising; a private entrance on the lower level, which leads to two double bedrooms, the front of which features an en-suite shower-room, with the separate shower room housed behind which features, custom hand-painted zellige and concrete tiles from Mosaic Factory, Gessi copper sink and shower fittings with a Toto integrated washlet toilet and heated towel rail. The bedroom positioned at the rear features ample built in storage, and bi-folding doors which open to the private and secluded rear garden. The raised ground floor houses the kitchen/dining space with Silestone countertop, Perrin & Rowe tap, Fisher & Paykel American-style fridge/freezer (with ice maker + water dispenser) Smeg dual range oven/hob/extractor hood and Miele dishwasher. One of the reception spaces/study is housed behind, with working Victorian fireplace and featuring House of Hackney wallpaper, with doors opening to the terrace, which in turn provides additional garden access. A spectacular reception space occupies the first floor, complete with charming period details which include, a ceiling rose, coving, floor to ceiling windows and working shutters, along with bespoke joinery. A special apartment that must be viewed to be appreciated. The property has fantastic links to Upper Street and the international transport hub that is Kings Cross/ St Pancras International. Further transport can be found at Highbury & Islington Station (National Rail & Victoria Line) providing excellent links around London; the London Overground with Caledonian Road and Barnsbury Station; and Caledonian Road Station (Piccadilly Line) with trains through the West End out to Heathrow. The celebrated gastropubs the Duchess of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury. Supermarkets Waitrose and Sainsbury's are located at the Southern end of Liverpool Road, close to Angel. The new Kings Cross regeneration/ development which includes Granary Square & Coal Drops Yard, new restaurants and shops, and a brand new Waitrose, are within close proximity.

Tenure: Share of Freehold

Local Authority: Islington

Council Tax Band E

Chestertons Islington Sales

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OFFORD ROAD, N1



LOWER GROUND FLOOR RAISED GROUND FLOOR FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 638 SQ FT / 59.3 SQ M
 (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 358 SQ FT / 33.3 SQ M
 (EXCLUDING REDUCED HEADROOM)
 FIRST FLOOR = 221 SQ FT / 20.6 SQ M
 REDUCED HEADROOM = 26 SQ FT / 2.4 SQ M
 STORE = 13 SQ FT / 1.2 SQ M
 TOTAL = 1256 SQ FT / 116.6 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1066537)

